



FEBURARY 2025

DEVELOPMENT SERVICES

NEWSLETTER



Happy
New Year

EMPLOYEES OF THE QUARTER!



Samuel Gomez – (promoted to Sr. Code Compliance Officer)

Since 2018, Mr. Gomez has served the City of Corpus Christi. Initially working with Child Protective Services for the State and then transitioning to Code Compliance. He possesses certifications as a Registered Code Enforcement Officer I & II and holds a Communications degree from Texas A & M Kingsville. Mr. Gomez has successfully completed multiple special assignments within our department and consistently addresses all calls in his area promptly. Day in and day out, he showcases exceptional communication skills, maintains a positive attitude, and demonstrates a commitment to teamwork. Code Compliance is proud to have him as part of the team.

Rudy Morales – (Management Analyst)

Rudy joined our DSD team about nine (9) months ago and brings with him 16 years of supervisory and management experience. He holds a Master of General Business from Texas A&M University – Kingsville and a Business Analytics Transcribed Certificate. Rudy's role in reporting analytics help drive critical organizational decisions for DSD by analyzing metrics and designing reports. His combination of experience, education, and strong work ethic, along with his eagerness to learn, is incredibly valuable. Rudy's ability to prioritize tasks, manage time well and master analyzing our department's data in such a short time, is truly remarkable and has made a significant positive impact to our department!

Oscar Landa – (Plans Examiner Supervisor)

Oscar Landa, Plans Examiner Supervisor has excelled in all aspects of plan review, consistently demonstrating exceptional expertise and dedication. Oscar has obtained numerous certifications which has increased the overall efficiencies of the Plan Review group as he shares the knowledge learned to ensure professional growth of his down line and peers. Oscar has many certifications such as Accessibility Inspector, Building Inspector, Building Plans Examiner, Commercial Building Inspector, Commercial Energy Plans Examiner, Residential Building Inspector, Residential Plans Examiner! Oscar shows an unwavering commitment to professional growth and public service. His transition into this supervisory role has been seamless, marked by outstanding leadership and an impressive ability to inspire and guide his team. Oscar's remarkable accomplishments and strong work ethic make them an exemplary candidate for this recognition.

Ruben Zamora – (Senior Building Inspector)

Ruben Zamora has demonstrated exceptional resilience, especially when faced with a shortage of inspectors. His ability to consistently train new inspectors is invaluable, ensuring that the team remains effective and knowledgeable. He holds many certifications including Building Inspector, Building Plans Examiner, Commercial & Residential Building Inspector, Residential Energy Inspector Plans Examiner. Ruben's customer relationship skills are outstanding, consistently exceeding expectations. He is always willing to assist the building community, showcasing his dedication and positive attitude. His contributions significantly enhance the overall efficiency and reputation of the team.

welcome to the
team! →

Development Services is always growing
and we can't wait to see what these new
employees bring to the table!



Justine Gomez
Plans Examiner



Andrew Eden
Electrical Inspector II

PSP Certifications!



Ruben Zamora
Building Plans
Examiner

Bill Wittliff
Zoning
Inspector

Elena Buentello
Zoning
Inspector

We proudly celebrate the recent achievements of our dedicated employees in the Development Services Department who have earned their professional certifications. These certifications are not just a personal milestone; they reflect the City of Corpus Christi's steadfast commitment to professional development and delivering high-quality service to our community.

Mike Shelton
Residential
Plans Examiner

Edward Giarrusso
Residential
Mechanical
Inspector

Alexandra Harmon
Envision
Sustainability
Professional

CODE COMPLIANCE

December 2024 Code Report

January 2025 Code Report

Development Services Department
Code Compliance Monthly Report
FY24-25
DECEMBER

The following report illustrates the efforts of the Code Compliance District Teams to bring commercial and residential properties into compliance through education and building relationships with our citizens.

In December, Code Compliance Officers initiated 963 new cases and completed 1,277 total responses.

222 cases were proactively picked up by officers. 147 cases were resolved, or completed, either through education or compliance officers.

40% Proactive
60% Reactive

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

SHOP with a Cap

Please reach out to our Senior Compliance Officers with any code compliance questions or concerns. Their contact information is on each District report page.

Code Compliance Manager, Sam Perez at sperez@corpuschristitx.gov or 361.626.1128, and Assistant District 1, Trinity Garcia at trinitygarcia@corpuschristitx.gov or 361.626.3021 are also available to answer questions or concerns.

District 1

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

District 2

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

District 3

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

District 4

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

District 5

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

Development Services Department
Code Compliance Monthly Report
FY24-25
DECEMBER

Citation Activity

Total Citations Issued: 361 **Total Disposition Citations: 281**

Disposition of Citations

Offenses by District

Development Services Department
Code Compliance Monthly Report
FY24-25
JANUARY

The following report illustrates the efforts of the Code Compliance District Teams to bring commercial and residential properties into compliance through education and building relationships with our citizens.

In January, Code Compliance Officers initiated 885 new cases and completed 1,661 total responses.

378 cases were proactively picked up by officers. 472 cases were resolved, or completed, either through education or compliance officers.

44% Proactive
56% Reactive

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Employee Spotlight

Samuel Gomez has been with Code Compliance for almost seven years. He has been an extremely valuable asset to the Senior Code Compliance Officer role. He has been instrumental in leading the team through their inspection and enforcement efforts. He has a strong understanding of the community and has been instrumental in leading the team through their inspection and enforcement efforts. He has a strong understanding of the community and has been instrumental in leading the team through their inspection and enforcement efforts.

District 1

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

District 2

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

District 3

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

District 4

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

District 5

Case Initiation Comparison: Proactive vs Reactive

Inspection Count

Status of High Profile Properties

Development Services Department
Code Compliance Monthly Report
FY24-25
DECEMBER

Citation Activity

Total Citations Issued: 361 **Total Disposition Citations: 281**

Disposition of Citations

Offenses by District

To get more information about code reports, please visit us at: <https://www.corpuschristitx.gov/department-directory/development-services/code-compliance/code-compliance-monthly-reports/>

New Code Officers In Training!!

CONGRATS, SAM GOMEZ!



5 of our new Code Officers have begun field training this week!

We are thrilled to announce that Samuel Gomez has been promoted to Senior Code Officer within the Development Services Department! Samuel has consistently gone above and beyond in his role, demonstrating a profound understanding of our community's needs and steadfast commitment to ensuring that our city remains a safe and vibrant place to live.

BUILDING DIVISION

We are excited to share the re-launch of the STAR Program, a vital resource designed to empower our Corpus Christi residents in their quest for trustworthy contractors. With a focus on transparency and community well-being, this program ensures that you have access to a list of contractors who uphold the highest standards and are recognized for their integrity within our city.



Calendar of Training Events

★	19 th February	Welcome to the STAR program
👤	19 th March	What's the hold up? Top 10 reasons for job delays across the building process.
✓	16 th April	Getting up to speed with A2L refrigerants
📍	7 th May	ICC Safe Building Month
🏠	18 th June	Building Planning IRC ch. 3 and IBC ch. 4.
🔥	16 th July	Multipurpose Residential Fire Sprinkler systems. Dispelling the myths.

If you're interested in applying for the STAR Program, we would love to hear from you! Please email us at DSOutreach@cctexas.com!



Building Safety Month in May!

Building Safety Month is an international campaign that takes place in May to raise awareness about building safety. This campaign reinforces the need for the adoption of modern, regularly-updated building codes, and helps individuals, families and businesses understand what it takes to create safe and sustainable structures.

Throughout May, we will be sharing valuable insights and engaging topics each week that highlight the significance of building safety.

To learn more, visit <https://www.iccsafe.org/advocacy/building-safety-month/building-safety-month/>



Development Services is thrilled to announce a fantastic opportunity for local contractors to enhance their skills and knowledge through our **FREE** monthly training sessions!

These will be held every 3rd Wednesday of the month at:
2406 Leopard St. Corpus Christi, Texas 78408
in the Fire Department 3rd Floor Training Rm.
Classes begin at 8am! Please RSVP at DSOutreach@cctexas.com for reservations!



THE LATEST IN DSD!

THE LATEST FROM OUR HISTORICAL PRESERVATION OFFICER: ROBERT KURTZ

In December, the City Council approved the historic overlay for two properties (Karl Schlatter -1st Photo and The Arya Hotel- 2nd Photo) at the Landmark Commission Meeting on January 23rd. Our Historical Preservation Officer and others presented them with plaques!

Jenny Bodwell and Gabriella Guillen (2nd photo) of the Downtown Management District accepted on behalf of the hotel. The third plaque (3rd Photo) was given to Cynthia Alvarado. She received her historic overlay in 2007 and received her plaque during this event.



Get to know our DSD employees on social media!

**DEVELOPMENT SERVICES
EMPLOYEE SPOTLIGHT**

Samuel Gomez has been with Code Compliance for about seven years which he says has been an adventure and a great experience. He has currently been promoted to a Senior Code Compliance Officer. In this position he is tasked to lead his coworkers through their inspections and cases. He also generates reports, conducts audits, and reaches out to the community for any concerns that the citizens might have. On days where Sam is not working hard out in the field, you can find him watching sports, trying new places to eat, and volunteering in the community. He also enjoys spending time learning from those who are successful and does his best to apply their wisdom in his life. Sam has proven himself to be a true asset to our team and we are so proud to have him in Development Services!

Development Services Department is thrilled to introduce our "Employee Spotlight" initiative, a bi-weekly celebration dedicated to recognizing the outstanding dedication and professionalism of our team members!

This week, we are shining a light on our newly promoted Senior Code Compliance Officer, Samuel Gomez! His hard work has not gone unnoticed, and we appreciate his relentless efforts!

Stay tuned for our next Employee Spotlight!

1ST QUARTER METRICS



Performance Metrics

DEVELOPMENT SERVICES
First Quarter
Oct. Nov. Dec.
2024

CALL VOLUME

7,924

AVERAGE HOLD TIME

.23

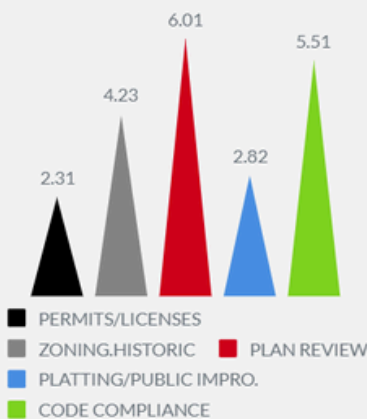
LOBBY CUSTOMERS

2,665

AVERAGE WAIT TIME

3.25

CUSTOMER ADVOCACY



- 4,158 PERMITS ISSUED
- 11,399 INSPECTIONS CONDUCTED
- 98.01% NEXT DAY INSPECTIONS (GOAL = 85%)
- 595 RESIDENTIAL PLANS REVIEWED
- 1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
- 324 COMMERCIAL PLANS REVIEWED
- 6 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)

ZONING

- 10 ZONING APPLICATIONS SUBMITTED
- 8 APPLICATIONS TAKEN TO PLANNING COMMISSION
- 5 APPLICATIONS TAKEN TO CITY COUNCIL
- 65 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

- 32 PLATTING APPLICATIONS SUBMITTED
- 17 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
- 16 PLATS TAKEN TO PLANNING COMMISSION
- 52 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

- 12 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
- 13 PUBLIC IMPROVEMENT PLANS REVIEWED
- 13 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

JANUARY METRICS



Performance Metrics

▼ DEVELOPMENT
 ▼ SERVICES
 ▼ January 2025

CALL VOLUME

2,722

AVERAGE HOLD TIME

.21

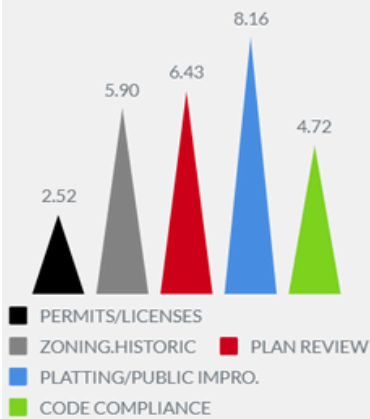
LOBBY CUSTOMERS

810

AVERAGE WAIT TIME

4.80

CUSTOMER ADVOCACY



1,473 PERMITS ISSUED
 3,743 INSPECTIONS CONDUCTED
 99.08% NEXT DAY INSPECTIONS (GOAL = 85%)
 211 RESIDENTIAL PLANS REVIEWED
 1 Day RESIDENTIAL AVERAGE INITIAL REVIEW (GOAL = 3 DAYS)
 62 COMMERCIAL PLANS REVIEWED
 7 Days COMMERCIAL AVERAGE INITIAL REVIEW (GOAL = 10 DAYS)
 75 COMMERCIAL SIGN REVIEWS

ZONING

3 ZONING APPLICATIONS SUBMITTED
 3 APPLICATIONS TAKEN TO PLANNING COMMISSION
 1 APPLICATIONS TAKEN TO CITY COUNCIL
 103 AVERAGE DAYS TO CITY COUNCIL (GOAL = LESS THAN 76 DAYS)

PLATTING

10 PLATTING APPLICATIONS SUBMITTED
 6 PLATS TAKEN TO TECHNICAL REVIEW COMMITTEE (TRC)
 6 PLATS TAKEN TO PLANNING COMMISSION
 87 AVERAGE DAYS TO PLANNING COMMISSION (GOAL = LESS THAN 45 DAYS)

PUBLIC IMPROVEMENT

7 PUBLIC IMPROVEMENT PLANS (PIP) SUBMITTED
 4 PUBLIC IMPROVEMENT PLANS REVIEWED
 4 AVERAGE REVIEW TIME (GOAL = 15 DAYS)

VACANCY RATES

First Quarter

Monthly Vacancy Report	
Division	Quarter 1
Land Development	24.92%
Administration	15.15%
Inspection Operations	27.81%
Code Enforcement	10.32%
Total	19.55%

January

Monthly Vacancy Report	
Division	January
Land Development	26.67%
Administration	27.27%
Inspection Operations	25.00%
Code Enforcement	14.29%
Total	23.31%

Visit our website at:

<https://www.corpuschristitx.gov/department-directory/development-services/>